

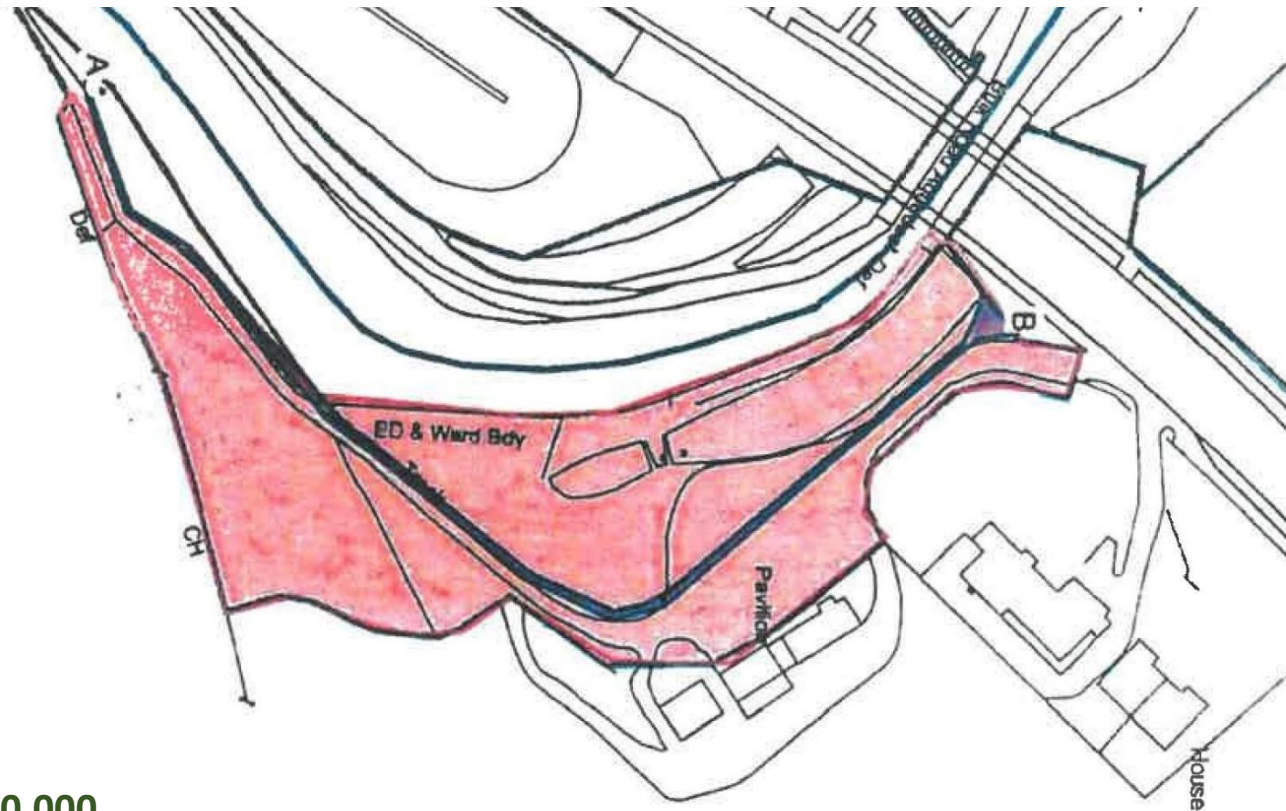
RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

INVESTMENT/POTENTIAL DEVELOPMENT OPPORTUNITY

**Circa 1.25 Acres Land abutting Lansil Golf Pavilion and Lancaster Canal,
East Side of Caton Road, Lancaster, LA1 3PE**



PRICE: Offers Over £350,000

Council Tax Band: N/A

Tenure: Leasehold

Energy Performance Certificate Band: N/A

Description:

Being a Circa 1.25 acres plot of Leasehold land principally consisting of the Lansil Golf Club car park, access road (*subject to right of way by British Waterways*) and mature woodland bounded along its entire westerly side by Lancaster canal.

Viewing:

During any reasonable daylight hour whilst accompanied by a set of these descriptive sales particulars.

Tenure:

Leasehold (250 years from 18th March 2008 to 17th March 2258 with right to underlease).

Current underlease rent: £300.00 per calendar month (*Via an underlease which excludes the provisions of the 1954 Landlord and Tenant Act - Sections 24 to 28 inclusive*).

Solicitors:

TBC.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

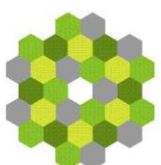
Through whom all offers and negotiations should be conducted.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.



HM Land Registry
Official copy of
title plan

Title number **LAN66624**
Ordnance Survey map reference **SD4863NE**
Scale **1:1250**
Administrative area **Lancashire : Lancaster**

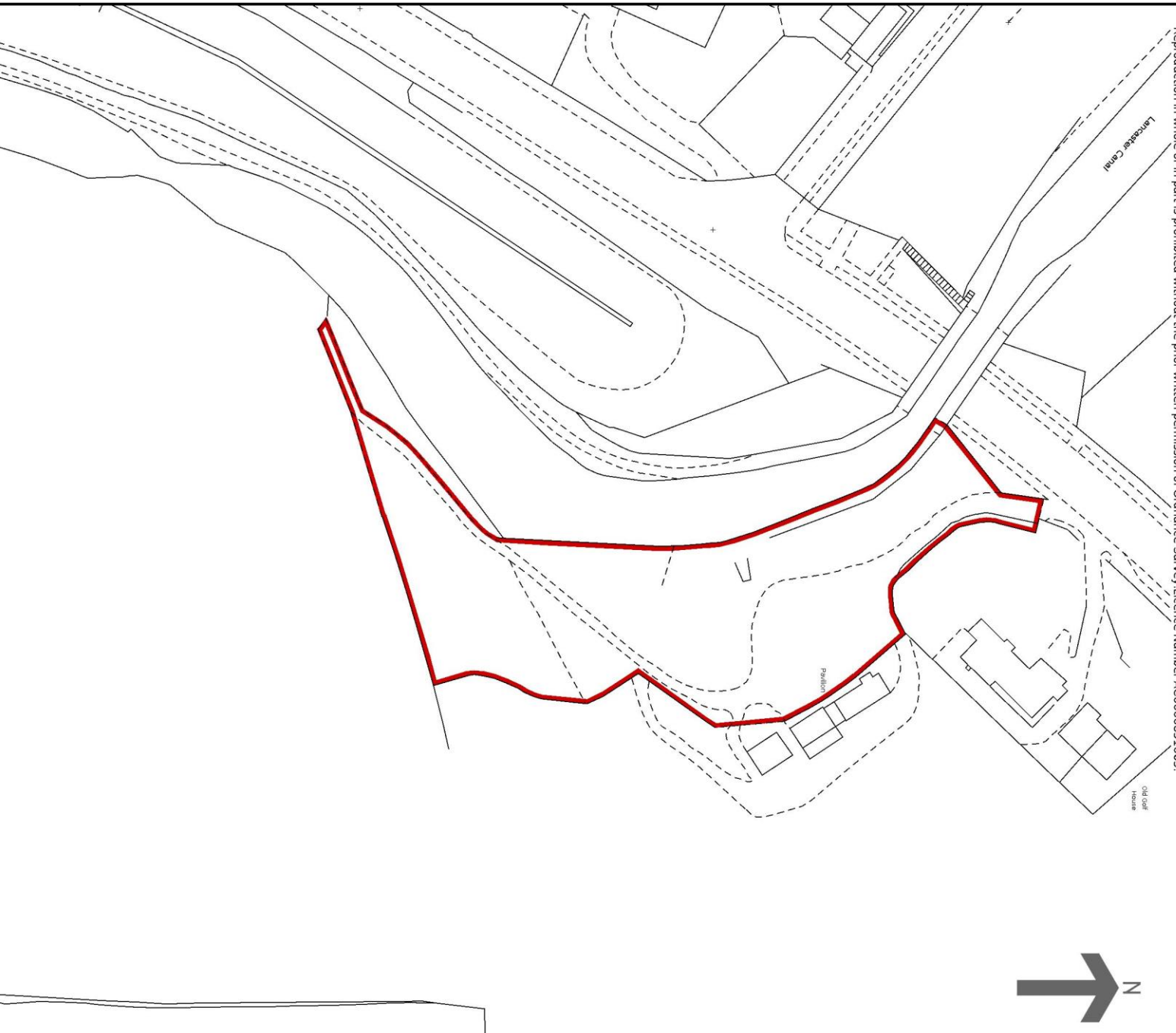


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Lancaster Canal

Old Golf House

Pavilion





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